PLANNING BOARD
Notice of Public Meeting

DATE: Wednesday, February 13, 2019
PLACE: Town Offices
ADDRESS: 50 Billerica Road
ROOM: 204

AGENDA

Administrative Review:

21-25 Quigley Ave. P#2018-13 Request to sign Mylars
21-25 Quigley, Katie Enright, Howard Stien Hudson, requests endorsement of the mylars for the project at 21-25 Quigley

14 Alpha Road P# 2018-09 Request to sign Mylars
14 Alpha Road, Brian Milisci, Whitman & Bingham, requests endorsement of the mylars for the project at 14 Alpha Road

New Public Hearings:

21-29 Drum Hill Road PB# 2019-01 Site Plan Review
21-29 Drum Hill Road, Chelmsford Retail Management, LLC, for the demolition of the existing two-story 12,240 sq. ft. structure and construction of a new one-story 7,615 sq. ft. multi-tenanted structure with one consisting of a fast food with drive-thru and associated site improvements. The site is located in the CB – Roadside Business District and consists of approximately .92 acres as shown on Assessors Map 27 Block 101 Lot 5. The applicant requests approval under Article XXI, Community Enhancement and Investment Overlay District (CEIOD) and associated Special Permits per Sections 195-112, 195-115.C, and any other permit relief as may be required under the Chelmsford Zoning Bylaw to allow the proposed use/project.


59-65 Princeton Street PB# 2018-04 Site Plan Review
59-65 Princeton Street, Novus Properties, (Map 13, Block 48, Lot 5). RC Residential zoning district and is currently occupied by 19 multi-family dwelling units. The project proposes a new 15 unit multi-family structure and associated site improvements. Applicant requests Site Plan Approval, section 195-104 and a Special Permits 195-8, 195-21.A, G, J(1) and 195-44.C


Spring Town Meeting Warrant Articles:
The Chelmsford Planning Board will conduct a Public Hearing pursuant to G. L. c. 40A, s. 5, on Wednesday, February 13, 2019 at 7:00 p.m. at the Town Offices located at 50 Billerica Road, Chelmsford, MA 01824 for purposes of receiving public comment to amend The Town Code, Chapter 195, “Zoning Bylaw” as follows:

1) To adopt a new zoning bylaw, Article XXVI, “Historical Preservation and Reuse”, for purposes of providing zoning options and regulations for the preservation and reuse of historical structures.
2) To amend Article XXIV “Route 129 Business Amenities Overlay District” for purposes of permitting “fast food restaurants with Drive-thrus” via a special permit.

3) To adopt a new zoning overlay bylaw and associated zoning Map amendments, Article XXVII “Rt. 40 West - Groton Road” for purposes of amending existing underlying zoning and / or adopting a new zoning overlay to permit a mix of uses.

**Continued Public Hearings:** None

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<tr>
<th>New Business:</th>
<th>Zoning Items</th>
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<tr>
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<td>1) Route 40</td>
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<td>2) Others</td>
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<td>4) Public Hearings – Scheduled for 2/13/2019</td>
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<td>- Rt. 129 Fast Food Drive-Thrus</td>
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<td>- Historic Preservation</td>
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| Appointments to fill: | - Master Plan committee appointments - 2 Past Master Plan Comm. Reps |
|                       | S. George Zaharoolis, Linda Prescot |
|                       | - 2 Citizen Representatives |

- Committee Reports

| Meeting Minutes: | - TBD |
| Next Meeting    | - February 27, 2019 |